

**PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR
QUAIL ESTATES HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bell §

1. Name of Subdivision: Quail Estates
2. Subdivision Location: Bell County
3. Name of Homeowners Association: Quail Estates Homeowners Association, Inc.
4. Recording Data for Association: Quail Estates Phase 1 Plat Map is recorded in Volume 7381, Page 419. Quail Estates, Phase 2 Plat Map is recorded in Volume 6519, Page 520.
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions are filed under Document No. 2010-708

Bylaws of Quail Estates Homeowner's Association, Inc. are filed within the Community Manual under Document No. 2011-00040995.

First Amendment to Bylaws of Quail Estates Homeowner's Association, Inc. were signed on the 4th of May 2011.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Quail Estates Homeowners Association, Inc. Resolutions, Guidelines, and Policies are filed under Document No. 2020066251: Billing Policy and Payment Plan Guidelines, Architectural Control Fee Schedule and Review Timeline

7. Mailing Address and Contact Information for the Association and the Managing Agent:
 Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
 www.spectrumam.com/homeowners

8. **Fee(s) related to Property Transfer:**

- **Administrative Transfer Fee - \$200.00**
- **Resale Package = \$375.00**

- Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
- Add a Rush to an existing order = \$75.00 + Cost of a Rush
- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

Quail Estates Homeowners Association, Inc.

By: Shelby Welch
 Shelby Welch (of Spectrum Association Management), Managing Agent

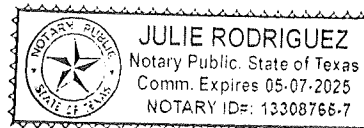
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Quail Estates Homeowners Association, Inc., on behalf of said association.

[Signature]
 Notary Public, State of Texas



After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2021072955

As

CERTIFICATE

Recorded On: November 04, 2021

Parties: QUAIL ESTATES HOMEOWNERS ASSOCIATION INC

To QUAIL ESTATES

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00
Total Fees:	\$15.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

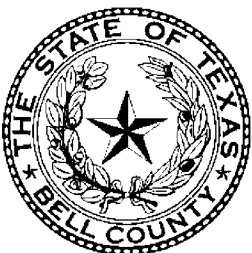
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2021072955
Receipt Number: 238510
Recorded Date/Time: 11/04/2021 1:39:01 PM
User / Station: colonec - BCCCD0638

Record and Return To:

Spectrum Association Management
17319 SAN PEDRO AVE
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk